



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, April 9, 2018
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Denise Swanston at 604. 871-6399, denise.swanston@vancouver.ca.*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>*
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Roll Call	11:00 - 11:10 am
1. Business Arising from the Minutes	11:10 - 11:15 am
2. Conservation Review	11:15 am - 12:05 pm
(a) 3123 - 3129 West Broadway - Hollywood Theatre VHR B Application: HRA	

The Hollywood Theatre was completed in 1935 and opened on October 24, 1935 (tickets were 10 cents or 15 cents for balcony seat). The streamlined Art Deco theatre was designed by architect Harold Cullerne, who is also known as an early advocate of affordable housing and the designer of the first PNE prize home. The theatre is also associated with the Fairleigh family who ran the theatre from its opening until 2011.

One of twenty-six others when it opened, the Hollywood itself is now one of the few surviving neighbourhood theaters in the City, and is also nearly in its original condition, making it a highly valued asset for both its aesthetic features and its continued use as a venue. It is a fine example of the Art Deco style with numerous exotic features such as hieroglyphic decorations, undulating façade, inset scrolled figures, black and gold tiles, the original frameless glass ticket booth, and its prominent marque and exterior signage. The interior also contains many features such as an illuminated wall clock (as wrist watches were not that common at the time), signage, doors, hardware, and wall coverings.

The application proposes an HRA to allow for a six storey mixed use development next to the Hollywood, which is to be conserved as it is. The height limit under the zoning applicable to the site is four storeys. The height variance proposed forms an incentive for the owner to commit to a very high level of conservation for the theatre.

Issues:

- Proposed designation and conservation plan;
- Proposed new development in exchange for the conservation of the theatre.

Staff:

- James Boldt, Planner II, Heritage Group

Applicants:

- Marianne Amodio, Architect
- Donald Luxton, Heritage Consultant

Attachments: Drawings and Conservation Plan/ SOS

- (b) **4949 Heather Street - Fairmont Building** 12:05- 12:35 pm
VHR A
Policy Statement Process

The Fairmont Training Academy is a two-and-a-half storey Tudor Revival institutional building designed by prominent local architect Samuel Maclure in 1912. It was built in 1912 as Langara School, a private residential school for boys, but in 1920 was purchased by the Royal Canadian Mounted Police and renamed the Fairmont Building. The building served as the force's provincial headquarters until 1950, then as the sub-divisional headquarters until the 1970s, and finally as the Fairmont Training Academy until recently. Changes to the building's interior have been substantial, but its remarkable and expressive exterior form and prominent features, including many windows, have remained intact.

Staff will provide an update on the policy statement process. Packages will be provided outlining the broad issues identified to date as well as the current proposal as it relates to the Fairmont Building.

Staff:

- Kirsten Robinson, Major Sites, Vancouver South
- James Boldt, Planner II, Heritage Group

Attachments: Proposal information

- (c) **35-43 W 6th Ave - Coulter House** 12:35 pm - 1:05 pm
VHR: 'C' (proposed) and Heritage Designation
DP-2017-00940

On February 5, 2018, staff and the applicant presented the development permit application for 35-43 West 6th Avenue. At that meeting, it was:

MOVED by Commissioner Sandy
SECONDED by Commissioner Hulbert

THAT the Vancouver Heritage Commission supports the application to relocate and restore the Coulter House at 35-43 West 6th Avenue, including its repurposing as the entryway for a restaurant, as presented at its meeting on February 5, 2018. However the Commission has not been provided with enough information to make a completely informed decision on the level of heritage conservation because issues of insulation and seismic have not

been addressed in the proposed vision for the interior space of the house, including the proposed new front door, or accessible access to the restaurant, and restaurant signage.

THAT the Commission wishes to note the following:

- The separation of house from new building is satisfactory;
- The design of new building is supportable;
- The integration of house with new building is satisfactory;
- The restoration of the house's foundation style, steps and porch floor is a required item for the commissions support;
- There is a need for a proper landscape plan to soften the "yard" of the house;
- A condition should be placed on the heritage designation that the house's interior remain accessible to the public;
- The Commission needs to see a plan for accessible access to the restaurant and for signage; and
- The Commission would like to see a justification for the monochrome colour scheme which has been presented as part of the restaurant's business plan.

FURTHER THAT the Commission would like an opportunity to have a second review of the project due to the issues identified above.

CARRIED (Commissioner Jacques opposed)

In response, staff have summarized the points above and will be addressing the following issues:

1. Porch restoration
2. Landscape plan
3. Access to interior
4. Disabled access to restaurant
5. Signage
6. Colour scheme

Council approval of heritage designation is a condition of the development permit, and it has been scheduled for Public Hearing on Tuesday April 17th. These issues will each be addressed in the Council report and as presented to the Commission on April 9th.

The heritage consultant has revised the Conservation Plan to address details of porch restoration, specifically the retention of key elements and how new elements are to be introduced, details on roofing materials, and the colour scheme. Ideas for the treatment of the interior are also proposed in the revised Conservation Plan. To supplement this, the architect has submitted a set of drawings outlining assembly details such as the treatment of the interior and the porch along with a sign concept plan. Disabled access to the restaurant will be provided through the new main entry, into the portion of restaurant that shares the restaurant space with the heritage building. Such access must be provided in accordance with the Vancouver Building By-law.

Staff: Hugh McLean, Heritage Planning Analyst
Issues: Noted above

Attachments: Revised Conservation Plan, Detailed Sections and Colour, Signage and Porch Railing Concept

- (d) **853 - 1857 East 11th Avenue - Karme Residence** **1:05-1:30 pm**
VHR B
Application: RZ-2017-00031

The Karme Residence at 1853-1857 East 11th Avenue is a good example of Edwardian craftsman housing built during the Edwardian building boom which lasted from 1910 to 1913. It was constructed in 1910 by Abe and Anne Karme who lived in the house until 1917. The site is listed on the Vancouver Heritage Register in the 'B' category.

The application proposes a consolidation of eight parcels and a rezoning for increased density and strata/market rental residential units under the Grandview Woodland Community Plan's provisions for the Commercial-Broadway Station Precinct Station Residential Area. The Karme House is to be moved to the north-east corner of the site as it currently sits in the middle of the lot assembly, where it is to be rehabilitated and converted into three dwelling units. A total of 138 dwelling units are to be constructed on the site.

In order to accommodate the Karme Residence, the application proposes a height of one storey higher than that prescribed in the policy (up to 10 storeys are allowed for the site, and 11 storeys are proposed). The total site area is 29,112 square feet and the proposed floor space ratio is 3.59. As the overall plans are still in flux as part of the rezoning process, a Conservation Plan has not been produced at this stage.

Issues:

- Relocation and conversion of the Karme Residence
- Conservation Plan

Staff:

- James Boldt, Planner II, Heritage Group
- Mateja Seaton, Planner II, Rezoning, Vancouver South

Applicant:

- Shauna Bryce, Project Manager

Attachments:

- Relevant drawings and SOS

- 3. Statement of Significance** **1:30-1:45 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of March 5, 2018, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

Attachments: Statement of Significance Subcommittee report, March 5, 2018

- 4. New Business** **1:45: -1:55pm**

5. Heritage Group Update

Zlatan Jankovic and Helen Cain have agreed to act in interim Senior Planner roles until September 2018 with primarily heritage applications review and community heritage planning and policy roles respectively. Helen is the staff liaison for Heritage Commission for the interim period, and Zlatan is continuing in his long-standing role of staff liaison for CHAPC and GHAPC.

Staff: Helen Cain, Heritage, City-wide & Regional Planning

Next Meeting:

DATE: Monday, April 30, 2018
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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